



54-55 Willingham Road

| Market Rasen | LN8 3DX

£450,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,
Agricultural & Fine Art Auctioneers.

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Formerly The Beechwood Guest House, this seven bedroom residence is situated in a convenient location and good sized plot whilst offering versatile accommodation for multiple use.

The accommodation comprises reception hallway, bay fronted lounge and dining room, sitting room, larger than average kitchen with conservatory area, utility and boiler room, W.C plus a ground floor bedroom with ensuite.

A central staircase leads to the first floor, with a further rear staircase also providing access to the first floor accommodation which includes five bedrooms, two with ensuite shower rooms, two further bathrooms and office/study area with stairs leading to a further bedroom.

Externally the property sits in established gardens with a sweeping driveway offering ample off street parking.

A viewing is highly recommended to appreciate the scope of accommodation on offer.

Reception Hallway

Entrance door from the side elevation leading to the reception hallway comprising central heating radiator, decorative ceiling cornice, feature archway leading to the inner hallway and doors to:

Lounge

15'0 x 12'1 (4.57m x 3.68m)

With central heating radiator, a three bay full height windows to the side and floor to ceiling windows to the front and wall mounted electric fireplace.





Dining Room

16'8 x 15'4 (5.08m x 4.67m)

With floor to ceiling window to the front and walk -in bay window to the rear elevation, two central heating radiators and cast iron open fireplace with marble effect surround.

Study

7'8 x 7'10 (2.34m x 2.39m)

With window to the front elevation and central heating radiator.

Sitting Room

14'4 x 11'3 (4.37m x 3.43m)

With double glazed window to the side and front elevation, central heating radiator and walk -in storage cupboard. Door to:

Kitchen

20'6 x 11'5 (6.25m x 3.48m)

Having a range of wall and base units with rolled edge work surfaces over and incorporating a stainless steel double sink unit with mixer tap, plumbing for dish washer, built-in double oven and six ring gas hob with extractor hood, space for fridge, central heating radiator and double glazed window to the side with further single glazed window to the alternate side. Doors to Utility room and conservatory.

Utility Room

9'11 x 4'9 (3.02m x 1.45m)

With skylight ceiling window, storage space and door to:

Boiler room

14'10 x 5'4 (4.52m x 1.63m)

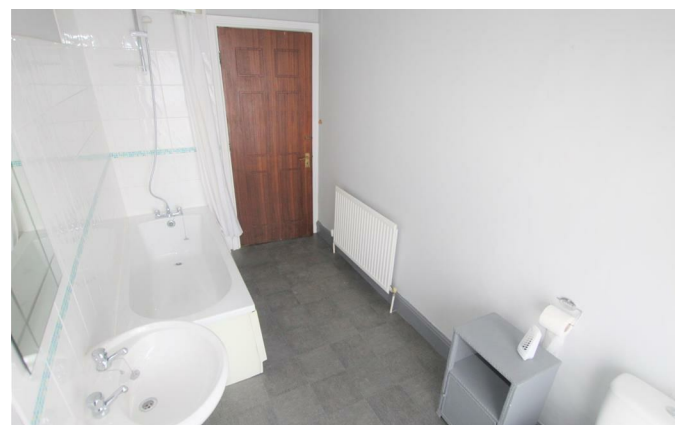
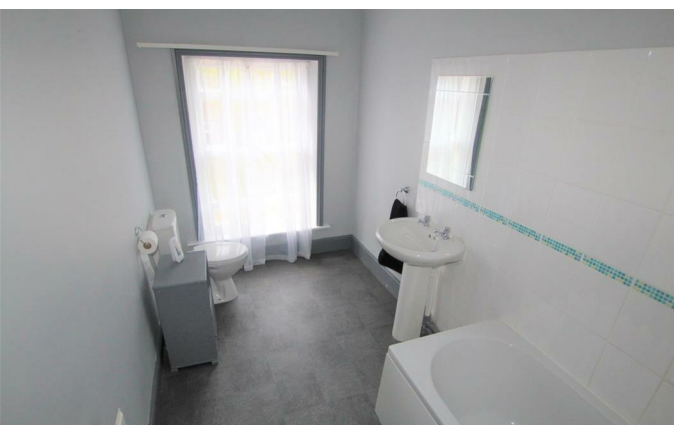
Having a wall mounted gas central heating boiler and plumbing for an automatic wash machine.

conservatory

7'5 x 7'5 (2.26m x 2.26m)

Being of UPVC construction and windows overlooking the front and rear and door to the garden.







W.C

Comprising low level flush W.C, central heating radiator, wash hand basin and double glazed window to the side.

Ground Floor Bedroom

12'0 x 11'5 (3.66m x 3.48m)

With central heating radiator, double glazed windows to the side elevation and door to the ensuite.

Ensuite Shower Room

Comprising low level flush W.C, pedestal wash hand basin, shower cubicle, central heating radiator, part tiled walls and double glazed obscured window to the rear elevation.

TO THE FIRST FLOOR

Landing

With double glazed window to the side, central heating radiator and built-in airing cupboard.

Bedroom

14'0 max x 12'5 (4.27m max x 3.78m)

With central heating radiator, double glazed windows to the front and side and double doors to a balcony. Door to:

Ensuite

6'6 x 4'10 (1.98m x 1.47m)

A white suite comprising low level flush W.C, shower cubicle, pedestal hand wash basin, extractor fan and central heating radiator.

Bedroom

11'0 x 10'4 (3.35m x 3.15m)

With double glazed window to the front, central heating radiator, and built-in vanity hand wash basin.

Bedroom

13'11 x 12'3 (4.24m x 3.73m)

With double glazed sash window to the front and side elevation, central heating radiator and doors leading to a balcony. Door to:



Ensuite shower room

5'9 x 4'4 (1.75m x 1.32m)

A white suite comprising low level flush W.C, shower cubicle, vanity hand wash basin, central heating radiator, fully tiled walls and double glazed obscured window to the side.

Bathroom

12'1 x 6'0 (3.68m x 1.83m)

A white suite comprising panel enclosed bath, pedestal hand wash basin, low level flush W.C, double glazed sash window to the side and fully tiled walls.

Bedroom

12'1 x 10'7 (3.68m x 3.23m)

With double glazed sash window to the side, central heating radiator and wash hand basin.

Bedroom

12'1 x 10'7 (3.68m x 3.23m)

With wash hand basin, central heating radiator and double glazed sash window to the side.

Bathroom

11'4 x 5'11 (3.45m x 1.80m)

With white suite comprising panel enclosed bath with shower over, low level flush W.C, vanity hand wash basin, central heating radiator, fully tiled walls and double glazed obscured window to the side elevation.

Bedroom

18'9 to chimney breast x 11'6 (5.72m to chimney breast x 3.51m)

Having steps down into the room and comprising two double glazed windows over looking the side elevation and central heating radiator.

Extended Hallway/Study Area

A usable good sized open space with stairs leading to the second floor.

Second Floor Bedroom

16'11 x 10'5 (5.16m x 3.18m)

With skylight ceiling window.



Parking

A gravelled sweeping driveway leads to ample off street parking to the side of the property.

Gardens

Beautiful established gardens mainly laid to lawn surround the property to the front, side and rear with borders providing trees, plants and shrubs.

Sevices

Gas Heating
Electric
Mains Drainage

Additional Information

Floor Area: 295 Sq M
EPC rating: E
Tenure: Freehold
Council Tax Band: C





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 3435 sq.ft. (319.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.